



**11 Honicombe Park, St Anns Chapel
Callington**

PL17 8JW

**Guide Price £140,000
Licence**



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Situation:- Honicombe Park is specifically for residents over the age of 50 and is situated close to St Ann`s Chapel, which is all but on the Devon/Cornwall border. The town of Callington is approximately 3 miles distant offering all facilities which one would associate with a town of this size. NO CHAIN.

Description:- Entrance door gives access to the modern kitchen complete with a range of wall and base units, work top surfaces, four ring gas hob with an electric oven beneath and stainless steel canopy above. Window and door facing to the side, radiator, cupboard housing the Worcester central heating and hot water boiler, plumbing for washing machine and space for fridge/freezer. Opening through to the dining room with door and window to the opposite side elevation. Archway leads through to the good sized lounge which has a fireplace recess and has bay windows facing to the front enjoying Tamar valley and Dartmoor views. From the dining room an internal door gives access to the hallway with loft access.

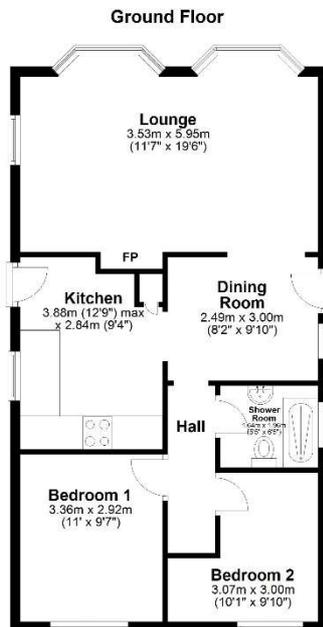
Bedroom 1 is a double bedroom facing to the rear and has a pleasant outlook into the garden. Bedroom 2 also faces to the rear over looking the garden. The Shower room includes a low level WC, vanity unit with wash hand basin, walk in shower cubicle with glass screen, double headed bar shower, one of which is a waterfall shower. There is a window facing to the side, aqua and waterproof covering, tiling and heated towel rail.

Outside the property can be approached from both side elevations and there is parking for one vehicle. The front garden is laid to gravel. The rear garden is mainly laid to lawn edged with natural hedging, calor gas tank and purpose built storage building.

Services:- Electricity, water and drainage. LPG gas heating via tank.

Council Tax:- according to Cornwall Council the Council tax is A.

Site Charges:- £235.00 per month



AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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